# April 25, 2007 Planning Commission

Comprehensive Plan Amendment:

- Request involves a property on Park Avenue North in the 300-block (326 Park Ave.) currently designated Medium Density Residential in the Comprehensive Plan
- The owner of the property would like to convert the two-bedroom residence to a small professional office

- This use could be accommodated with the Comprehensive Plan designation of either:
  - Commercial Corridor, or
  - Commercial Neighborhood

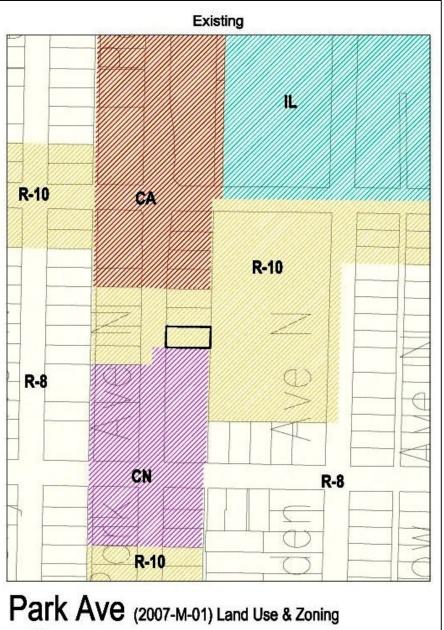
- City staff also considered:
  - Amendment for other parcels in this block designated residential to a Commercial designation
  - Amendment for all parcels south of the Urban Center–North on Park Avenue corridor designated residential to a Commercial designation

#### Issues Considered

- What is the City's vision for future use on Park Avenue North?
  - Should it be commercial, residential, or mixeduse?
- Should the Commercial Corridor or Commercial Neighborhood designation be expanded to the other residentially designated parcels in this block of Park Avenue?

#### Issues Considered

- If a commercial vision is desired, should this section of Park Avenue be designated Commercial Corridor or Commercial Neighborhood?
- Should the Commercial Corridor or Commercial Neighborhood designation be expanded to all residentially designated parcels on the Park Avenue corridor?

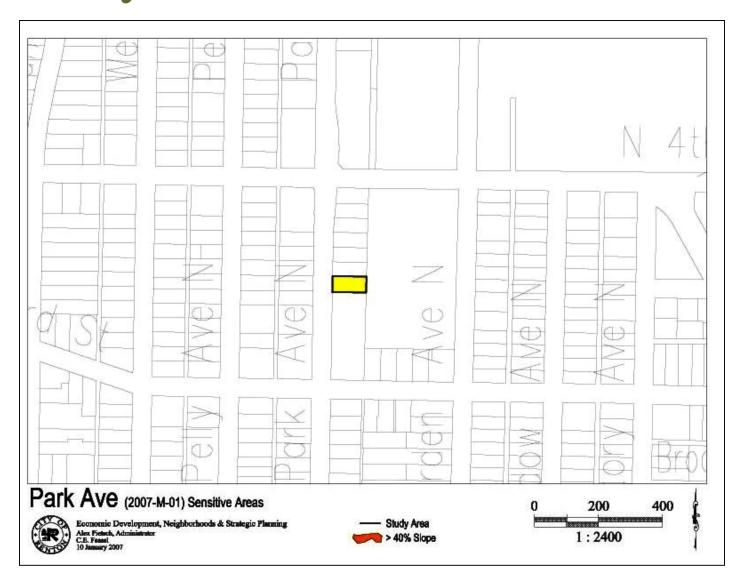


# Analysis – Current Land Use

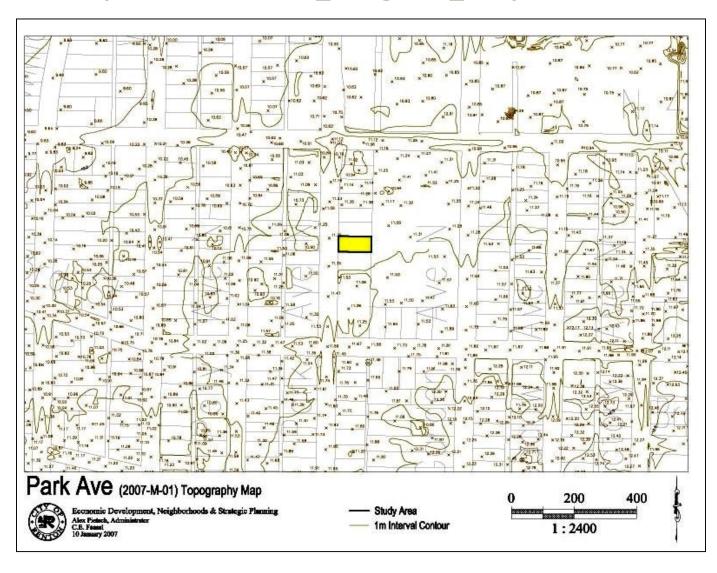


Economic Development, Neighborhoods & Strategic Planning Alex Pietsch, Administrator C.E. Feasel 16 February 2007

# Analysis – Sensitive Areas

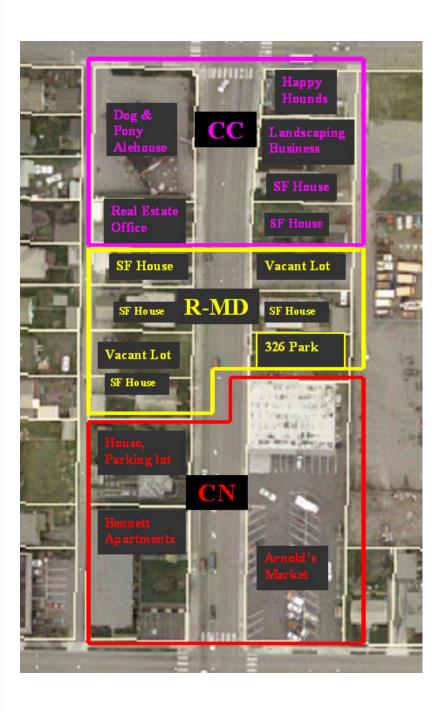


# Analysis – Topography



- The subject property is a 5,000 square foot parcel with a single story, 880 square foot, two bedroom home built in 1941
- Development potential is somewhat limited due to its size and parking requirements for office or commercial use

- The land use in proximity to the subject property is varied
  - Within the same block there are multiple commercial uses,
    - Including a small grocery store, a tavern, homes that have been converted to other uses, an apartment building, and single-family dwellings. The Satori School is located to the rear of the property.



# Analysis – Surrounding Area

# 326 Park and Proximity – Live Maps

- Park Avenue North:
  - Historically, a residential neighborhood.
  - Over time much of the land use along this street has evolved into commercial uses, including many homes that have been converted to commercial uses.

#### Park Avenue North:

- Surrounding area changing
  - South downtown core of Renton has recently begun to regain its vitality with more dense residential developments and the transit center.
  - North evolving from an area that was largely used by the Boeing Company for airplane production to a center of retail and residential development, including the Landing.

- Park Avenue North:
  - Comprehensive Plan Transportation Element
    - Renton Arterial Plan (2002 to 2022) shows the entire length of Park Avenue as a Principal Arterial.
    - Plan includes arterial widening from North 6<sup>th</sup> to Logan Avenue North.
    - Park Avenue is also planned to serve as a roadway for local transit routes

- Park Avenue North:
  - The blocks of Park Avenue to the north of the 300-block are designated for commercial uses.
    - The 400-block is designated Commercial Corridor
    - The 500-block is designated Commercial Corridor and Urban Center-North
    - The 600-block is designated Urban Center North
  - These designations allow office uses, retail uses, hotels, and other higher street volume land uses.

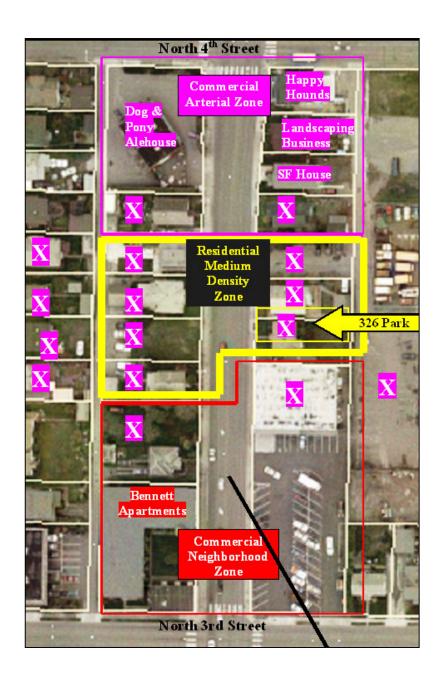
- Park Avenue North:
  - Blocks to the south of 300-block currently designated for both residential and commercial uses.
    - The 200-block is designated both Commercial Neighborhood and Residential Medium Density
    - The 100-block is designated Commercial Corridor

- Comprehensive Plan and Zoning:
  - Residential Medium Density
    - Intended to be primarily residential
    - Commercial, Office, and Retail uses are very limited
    - Implemented by R-10 and R-14 zones

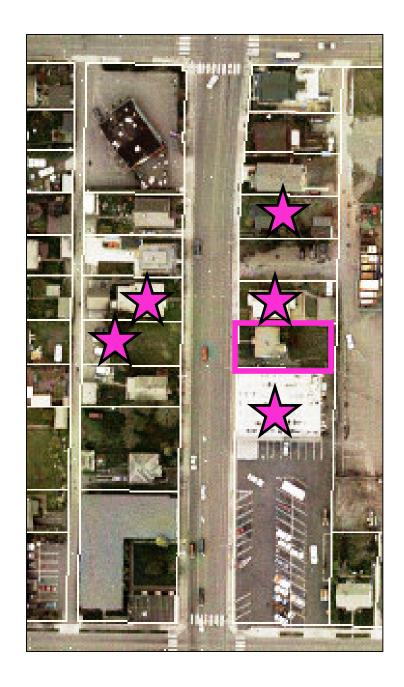
- Commercial Neighborhood
  - Businesses that serve the needs of people living in the area, small scale with limited volume
  - Examples are pet services, professional services, barber shop
  - Examples of businesses not allowed are vehicle repair, fitness centers, dry cleaners
  - Residential is allowed when on the upper levels of businesses with a density of four units per structure
  - Implemented with Commercial Neighborhood (CN) zone

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- Sent a letter to 16
   adjacent property
   owners with invitation
   to participate in a
   focus group
- The letter stated the proposed changes and invited recipients to provide input



 All feedback received was favorable for designation of commercial



- City staff is concerned about location of parking as uses of single family homes convert from residential to commercial
- Have observed front yards being paved or graveled for use as required parking for commercial uses
- This detracts from the visual appeal of a quality neighborhood

- Parking for office use is already limited:
  - Commercial Neighborhood zone, note 17
    - Allows general and medical/dental office uses as Administrative Conditional use when parking can be accommodated with a reduction to one space per 500 square-feet of gross floor space can be justified

- The 300-block of Park Avenue is a street that has changed over time to become an area that contains a diversity of commercial uses at the northern and southern portion of the block.
- Those commercial uses serve the community in the surrounding area and the outlying area.
- Additionally, development of the area surrounding this portion of Park Avenue, to the north with the development of former Boeing property and to the south with the increased vitality of downtown, has put pressure on this transportation corridor as a linkage.

- These changes have filtered to the middle portion of the 300-block of Park Avenue making the Commercial Neighborhood designation and zoning appropriate.
- Approve the proponents request for a Comprehensive Plan Amendment to Commercial Neighborhood designation.
- Approve a Comprehensive Plan Amendment for the remaining portion of the 300-block of Park Avenue North that is currently Medium Density Residential to Commercial Neighborhood designation.

- Restrict accommodation of parking requirement to the rear of the property in CN zone
- Amend code for Off-Site Parking: When Permitted: (4.4.080.E.2)
  - "If sufficient parking is not available on the premises of the use, an <u>off-site</u> private parking area may <u>be</u> <u>utilized</u>, except for single and two (2) family dwellings residential use"
- Amend code for Joint Use Parking Facilities: When Permitted: (4.4.080.E.3)
  - "Joint use of parking facilities may be authorized (<u>only</u>) for those uses that have dissimilar peak-hour demands <u>or when it can be demonstrated that the</u> <u>parking facilities that are to be shared are</u> underutilized"

- Amend Development Standards for Commercial Zoning Designations Table (4.2.120.A):
  - Add "Required Location for Parking" section to CN zone, to read:
    - Parking for non-residential uses may not be located in front of the building and/or in the area between the front lot line and the building; parking must be located behind the building at the rear of the property, or
    - Parking may be accommodated Off-Site in accordance with 4.4.080.E.2, or
    - Parking may be accommodated at Joint Use Facilities in accordance with 4.4.080.E.3